



## Grosvenor Terrace, London, SE5

£599,950 Leasehold

A wonderful opportunity to purchase a stunning, two-bedroom split-level flat. Situated on the popular, quiet and residential street, Grosvenor Terrace.

## LOCATION

Grosvenor Terrace is a picturesque street, which runs adjacent to Grosvenor Park and Bethwin Road. Situated within walking distance of Kennington and Oval tube stations and easy reach of Camberwell Road for buses into the West End and the City.

## DESCRIPTION

As you enter on the raised ground floor you are greeted by a carpeted stairway, which leads up to the living space.

The first floor is split between a sizable eat-in kitchen at the back of the property and a stunning reception room at the front, overlooking the quiet street below. There is also a bathroom on this level.

The modern fully fitted kitchen has matte white cupboards and solid dark worktops with a metro tile splash back. There is an abundance of storage and worktop space, as well as an integrated induction hob with oven below and extractor fan above, dishwasher, fridge/freezer and space for a washing machine.

The reception room to the front is a good size with built-in storage and shelving either side of the chimney breast. This room is carpeted and has a sash window which faces south allowing for plenty of natural light to flood the room.

The bathroom has a bath with shower overhead, sink/vanity unit and w/c.

Upstairs, the two bedrooms are carpeted and both of a good size with space for a king size bed and additional storage.

The bright and spacious flat has been renovated to a beautiful standard and is situated one of Camberwell's prettiest streets.

Parking permits are available from Southwark Council.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £1256.44 per annum

Ground Rent - £10.00 per annum

Council Tax Band - D

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Superfast Fibre Broadband

## LOCAL AUTHORITY

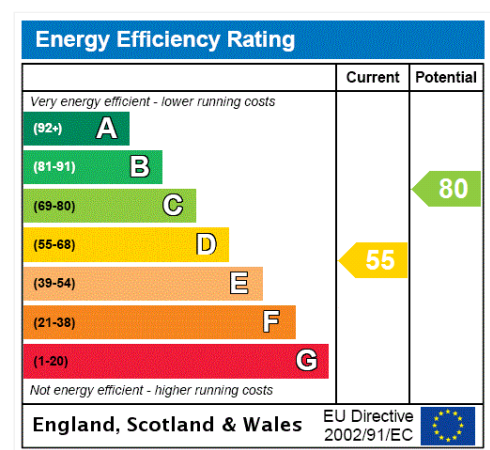
Southwark Council

## TENURE

Leasehold - 125 years from 21 November 1988 (new lease of 90 years agreed in 2024)

## DIRECTIONS

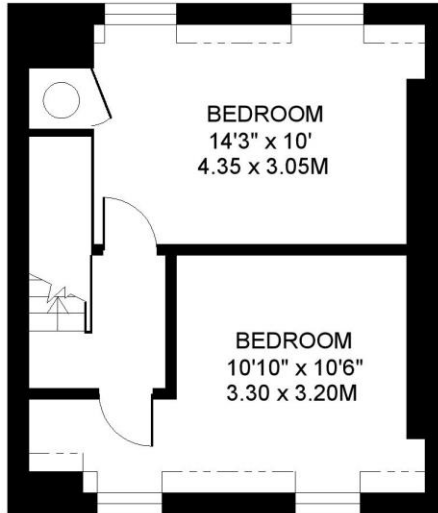
Grosvenor Terrace is just off John Ruskin Street, which is well-served by a frequent bus service linking John Ruskin Street to Walworth Road and Camberwell New Road. The nearest station is Oval Underground (Northern Line), which is c. 0.6 miles away. Kennington Underground Station (Northern Line) is c. 0.8 miles.



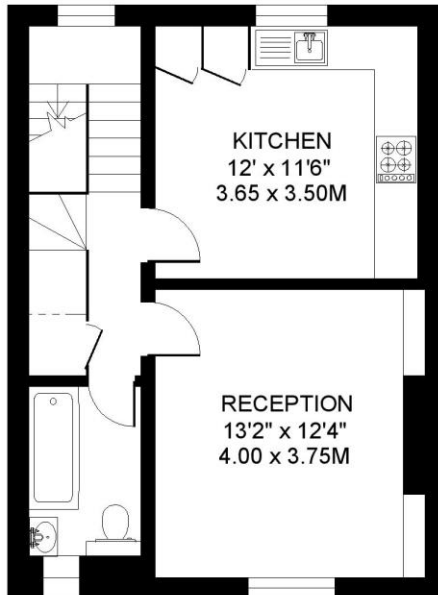


# GROSVENOR TERRACESE5 2 BEDROOM FLAT

Approximate gross floor area  
821 SQ.FT / 76.3 SQ.M.



SECOND FLOOR 363 SQ.FT.



FIRST FLOOR 443 SQ.FT.

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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Floorplan produced for Winkworth by Floorplanners 07801 228850

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)